

California Housing Finance Agency

Web Compliance Management System – WCMS

User Guide

WCMS allows you to submit annual financial information electronically to CalHFA using a web browser. A property may enter financial information for the Statement of Financial Position (Balance Sheet), the Statement of Operations (Budget and Audit) and the Statement of Cash Flows. The financial information is uploaded directly into CalHFA's database.

You must first register for a User Account in WCMS to access your properties. When CalHFA approves your request, you will be able to log in to WCMS with your selected User Name and Password. Your registration request will be reviewed within one business day. CalHFA will notify you upon approval.

To Request a WCMS User Account

Using your web browser, go to CalHFA's Web Site address: www.calhfa.ca.gov .
Click on Multifamily
Click on Asset Management
Click on Input Financial Statement

The WCMS Log in Screen will appear.

Click **Need to Register?** To access the Registration screen.




Web Compliance Management System
Visit us at: <http://www.calhfa.ca.gov>



The screenshot shows a login form with a red header bar containing a key icon and the text "Login for Registered and Approved Users". Below the header, there are two input fields: "User Name" and "Password". Under the "Password" field are "Login" and "Reset" buttons. At the bottom left of the form are links for "Need to register?" and "Forgot your password?". At the bottom right is the text "Version: 7.1.0.0".

If you have any questions in regards to Tenant Compliance, please call (310) 342-1271 or (310) 342-1273. For Financials, contact Asset Management at (916) 322-6177.

Complete the form. Fields that are marked with an asterisk are required. The User Name and Password are case sensitive, so make sure to remember how you have entered your requested User Name and Password.

Enter the CalHFA Project number in the PROJECT NUMBER box and click the right arrow  button to move the project number over to the list box. Repeat this for every project for which you are requesting access. If you do not enter a project number, it will delay your approval. If you do not have the CalHFA project number available, we will contact you during the approval process to obtain your project assignment. You only need to register once. After your approval, if you are assigned additional properties, please contact Asset Management at (916) 322-6177 to add additional properties to your account.

Click **Submit** at the bottom. A Registration Accepted screen will appear if you have entered the information correctly.

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Registration Form

Registration Instructions: Please complete the following information.

- >Those elements with (*) are required.
- >User Name must be at least 4 characters in length.
- >Password must be at least 4 characters in length.
- >To request project assignments, perform the following for each project:

Enter the Project Number in project number field
Then press the arrow button (>) to add the project to the list of requested projects

Note: You must be Approved by agency staff before you can Log in to this Secured Web Site.

First Name:	<input type="text"/>	*Required
Last Name:	<input type="text"/>	*Required
Organization:	<input type="text"/>	*Required
Address:	<input type="text"/>	*Required
City:	<input type="text"/>	*Required
State:	<input type="text" value="California"/>	*Required
Zip Code:	<input type="text"/>	*Required
Phone:		*Required
Fax :		*Required
Email:	<input type="text"/>	*Required
User Name:	<input type="text"/>	*Required
Password:		*Required
Confirm Password:		*Required
Select Role:	<input type="text" value="Management Agent"/>	
Projects: (Enter as many as needed.)	Project Number (Optional): <input type="text"/>	<input type="button" value="None"/>

Note: You will not be able to Log In immediately – your registration must be approved first by CalHFA before you can log in. Your registration will be reviewed within one business day. CalHFA will notify you upon approval.

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My Profile

Once your registration has been approved, you can change your password or other information by selecting My Profile in the top bar. You can make your changes in the Modify Profile Information screen. Click Submit to process the changes.

First Name: User's first name.

Last Name: User's last name.

Organization: User's organization.

Address: Organization's address.

City: City where your organization is located.

State: State where your organization is located.

Zip Code: Organization's zip code.

Telephone: Organization's phone number.

Fax: Organization's fax number.

Email: User's email address.

User Name: Name used to log onto the system.

Password: Password used to log onto the system.

Confirm Password: Password used to log onto the system (must be same as above).

Select Role: User's function in this system. Required. Select one.

Projects: For each property, enter the CalHFA number in the Project Number box and press the > button to move it to the box on the right.

Submit: Submit the entered information into the system.

Reset: Clear all fields.

Login



Web Compliance Management System
Visit us at: <http://www.calhfa.ca.gov>

 **Login for Registered and Approved Users**

User Name

Password

Login

Reset

[Need to register?](#)

[Forgot your password?](#)

Version: 7.1.0.0

If you have any questions in regards to Tenant Compliance, please call (310) 342-1271 or (310) 342-1273. For Financials, contact Asset Management at (916) 322-6177.

After approval by CalHFA, you may Login using the “user name” and “password” that you requested on the registration form. This enables you to work with the projects to which you have been granted access. User Name and Password fields are case-sensitive, so make sure that you enter the user name and password using the same upper case/ lower case combination as entered into the registration form. Enter the User Name and Password you used when you registered. Click LOGIN

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Forgot your Password?

If you forgot your password, click **Forgot your password?** Enter your WCMS User Name and email address. This email address must match the email address in your profile. A temporary password will be sent to the email address listed in your profile.

If you forgot your User Name, please contact Asset Management at (916) 322-6177 for assistance. Do not re-register for another User Name.

My Projects

This screen lists all of the properties that you have been granted access to input financial information. If you need access to additional properties in the future, call Asset Management at (916)322-6177. Do not register again, if you already have a WCMS User Account.

Property Number	
88007N	450 ELLIS STREET APTS
99010N	864 ELLIS STREET
90034S	ALTADENA VISTAS APTS.
91018N	ALTAMONT APARTMENTS
85039E	ARLINGTON FARM
96024N	ASHWOOD VILLAGE APTS
03028N	BAYWOOD APTS
00027N	BELVEDERE PLACE

Submit Notice To Agency

The user can send an email notification to CalHFA to inform us that financial information has been submitted to the agency.



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Visit us at: <http://www.calhfa.ca.gov>

Janet Louie's Menu	Property	Financials	Tenant	Reports	Help	450 ELLIS STREET APTS 88007N
My Projects	submit data for the selected property					
My Profile						
Submit Notice To Agency						
Log Out						

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FINANCIALS

The FINANCIALS option allows you to directly enter information for the Statement of Financial Position, the Statement of Operation and the Statement of Cash Flow for a property.

Statement of Financial Position (Balance Sheet)

The Statement of Financial Position screen contains financial information on assets and liabilities on a property on an annual basis.

Select the Fiscal Year. The fiscal begin date of the Audit.

Calculate: Computes the subtotals and totals.

Preview: Creates a PDF report for you to view or print.

Save: Save all data to the property.

Statement Of Financial Position

Calculate

Preview

Save

Fiscal Year

2008

Last Modified:

Modified By:

Part I - Balance Sheets

Description	Account No.	2008	2007
Assets			
Current Assets			
Cash - Operations	1120	\$0	\$0
Construction Cash Account	1121	\$0	\$0
Cash - Entity	1125	\$0	\$0
Net Tenant Accounts Receivable			
Tenant/Member Accounts Receivable (Coop)	1130	\$0	\$0
Allowance for Doubtful Accounts	1131	\$0	\$0
Net Tenant Accounts Receivable Total:		\$0	\$0
Accounts Receivable - HUD	1135	\$0	\$0
Medicare/Medicaid/Other Insurance Receivable	1137	\$0	\$0
Accounts and Notes Receivable - Operations	1140	\$0	\$0

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Accounts and Notes Receivable - Entity	1145	\$0	\$0
Accounts Receivable - Interest	1160	\$0	\$0
Interest Reduction Payment Receivable	1165	\$0	\$0
Short Term Investments - Operations	1170	\$0	\$0
Short Term Investments - Entity	1175	\$0	\$0
Inventory	1180	\$0	\$0
Miscellaneous Current Assets	1190	\$0	\$0
Tenant/Patient Deposits Held in Trust	1191	\$0	\$0
Miscellaneous Prepaid Expenses	1200	\$0	\$0
Total Current Assets:		\$0	\$0
Restricted Deposits and Funded Reserves			
Escrow Deposits	1310	\$0	\$0
Replacement Reserve	1320	\$0	\$0
Other Reserves	1330	\$0	\$0
Residual Receipts Reserve	1340	\$0	\$0
Bond Reserves	1355	\$0	\$0
General Operating Reserve (Coops)	1365	\$0	\$0
Sinking Fund	1367	\$0	\$0
Deposits to Coops	1370	\$0	\$0
Management Improvement and Operating Plan	1381	\$0	\$0
Total Deposits:		\$0	\$0
Fixed Assets			
Land	1410	\$0	\$0
Buildings	1420	\$0	\$0
Building Equipment - Portable	1440	\$0	\$0
Furniture for Project/Tenant Use	1450	\$0	\$0
Furnishings	1460	\$0	\$0
Office Furniture and Equipment	1465	\$0	\$0
Miscellaneous Equipment	1470	\$0	\$0

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Motor Vehicles	1480	\$0	\$0
Miscellaneous Fixed Assets	1490	\$0	\$0
Total Fixed Assets:		\$0	\$0
Accumulated Depreciation	1495	\$0	\$0
Net Fixed Assets:		\$0	\$0
Other Assets			
Investments - Operations	1510	\$0	\$0
Investments - Entity	1515	\$0	\$0
Intangible Assets	1520	\$0	\$0
Cash Restricted for Long Term Investment	1525	\$0	\$0
Miscellaneous Other Assets	1590	\$0	\$0
Total Other Assets:		\$0	\$0
Total Assets:		\$0	\$0
Liabilities			
Current Liabilities			
Bank Overdraft - Operations	2105	\$0	\$0
Accounts Payable - Operations	2110	\$0	\$0
Accounts Payable - Construction/Development	2111	\$0	\$0
Accounts Payable - Project Improvement Items	2112	\$0	\$0
Accounts Payable - Entity	2113	\$0	\$0
Accounts Payable - 236 Excess Income due HUD	2115	\$0	\$0
Accounts Payable - Section 8 & Other	2116	\$0	\$0
Accrued Wages Payable	2120	\$0	\$0
Accrued Payroll Taxes Payable	2121	\$0	\$0
Accrued Management Fee Payable	2123	\$0	\$0
Accrued Interest Payable - Section 236	2130	\$0	\$0
Accrued Interest Payable - First Mortgage (or Bonds)	2131	\$0	\$0

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Accrued Interest Payable - Other Mortgages	2132	\$0	\$0
Accrued Interest Payable - Other Loans and Notes (Surplus Cash)	2133	\$0	\$0
Accrued Interest Payable - Other Loans and Notes	2134	\$0	\$0
Accrued Interest Payable - Flexible Subsidy Loan	2135	\$0	\$0
Accrued Interest Payable - Capital Improvements Loan	2136	\$0	\$0
Accrued Interest Payable - Operating Loss Loan	2137	\$0	\$0
Accrued Interest Payable - Capital Recovery Payment	2139	\$0	\$0
Accrued Property Taxes	2150	\$0	\$0
Notes Payable - Short Term	2160	\$0	\$0
Mortgage (or Bonds) Payable - First Mortgage (Bonds) (Short Term)	2170	\$0	\$0
Other Mortgages Payable - Short Term	2172	\$0	\$0
Other Loans and Notes Payable, Surplus Cash (Short Term)	2173	\$0	\$0
Other Loans and Notes - Short Term	2174	\$0	\$0
Flexible Subsidy Loan Payable - Short Term	2175	\$0	\$0
Capital Improvement Loan Payable - Short Term	2176	\$0	\$0
Operating Loss Loan Payable - Short Term	2177	\$0	\$0
Capital Recovery Payment Payable - Short Term	2179	\$0	\$0
Utility Allowance	2180	\$0	\$0
Miscellaneous Current Liabilities	2190	\$0	\$0
Tenant/Patient Deposits Held in Trust (Contract)	2191	\$0	\$0
Prepaid Revenue	2210	\$0	\$0
Deposits to Coops	2230	\$0	\$0
Total Current Liabilities:		\$0	\$0
Long Term Liabilities			
Accounts Payable - Entity (Long Term)	2305	\$0	\$0
Notes Payable - Long Term	2310	\$0	\$0
Notes Payable - Surplus Cash	2311	\$0	\$0
Mortgage (or Bonds) Payable - First Mortgage (or Bonds)	2320	\$0	\$0
Other Mortgages Payable - Long Term	2322	\$0	\$0

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Other Loans and Notes Payable - Surplus Cash	2323	\$0	\$0
Other Loans and Notes Payable	2324	\$0	\$0
Flexible Subsidy Loan Payable	2325	\$0	\$0
Capital Improvement Loan Payable	2326	\$0	\$0
Operating Loss Loan Payable	2327	\$0	\$0
Capital Recovery Payment Payable	2329	\$0	\$0
Miscellaneous Long Term Liabilities	2390	\$0	\$0
Total Long Term Liabilities:		\$0	\$0
Total Liabilities:		\$0	\$0
Owners' Equity			
Owner Equity or Owner Net Assets	3130	\$0	\$0
Unrestricted Assets	3131	\$0	\$0
Temporarily Restricted Net Assets	3132	\$0	\$0
Permanently Restricted Net Assets	3133	\$0	\$0
Common Stock (Corporations)	3161	\$0	\$0
Paid-in Surplus (Corporations)	3162	\$0	\$0
Retained Earnings (Corporation)	3163	\$0	\$0
Other Equity - (Corporations)	3164	\$0	\$0
Total Owners' Equity:		\$0	\$0
Total Equity:		\$0	\$0
Total Liabilities & Equity / Retained Earnings:		\$0	\$0

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Statement of Operation (Audit and Budget)

The Statement of Operation screen contains income and expense information on a property on an annual basis.

Select the Fiscal Year. The fiscal begin date of the Audit or Budget.

Calculate: Computes the subtotals and totals.

Preview: Creates a PDF report for you to view or print.

Save: Save all data to the property.

Statement Of Operations



Lock Year

Fiscal Year

2008



Last Modified:

Modified By:

Part I

Description of Account	Account No.	Budget	Audit
Income			
Rent			
Rent Revenue- Gross Potential	5120	\$0	\$0
Tenant Assistance Payments	5121	\$0	\$0
Rent Revenue- Stores & Commercial	5140	\$0	\$0
Rent Revenue- Garage & Parking	5170	\$0	\$0
Flexible Subsidy Revenue	5180	\$0	\$0
Miscellaneous Rent Revenue	5190	\$0	\$0
Total Rent Revenue (GPI @ 100% Occupancy)	5100	\$0	\$0
Vacancies			
Apartments	5220	\$0	\$0
Stores & Commercial	5240	\$0	\$0
Rental Concessions	5250	\$0	\$0
Garage & Parking Spaces	5270	\$0	\$0

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Miscellaneous	5290	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Vacancies	5200	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Net Rental Revenue (Rent Revenue Less Vacancies)	5152	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Nursing Homes/Assisted Living/Board & Care/Other Elderly Care/Coop/and Other Revenues			
Food	5332	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Recreation (Activities) and Rehabilitation	5380	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Rehabilitation	5385	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Other Service Revenue	5390	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Nursing Homes/Assisted Living/Board & Care/Other Elderly Care/Coop/and Other Revenues	5300	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Financial Revenue			
Financial Revenue- Project Operations	5410	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Revenue from Investments- Residual Receipts	5430	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Revenue from Investments- Replacement Reserves	5440	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Revenue from Investments- Miscellaneous	5490	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Financial Revenue	5400	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Other Revenue			
Laundry & Vending Revenue	5910	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Tenant Charges	5920	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Miscellaneous Revenue	5990	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Other Revenue	5900	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Revenue	5000	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Expenses			
Administrative Expenses			

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Conventions & Meetings	6203	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Management Consultants	6204	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Advertising & Marketing	6210	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Other Renting Expenses	6250	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Office Salaries	6310	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Office Expenses	6311	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Office or Model Apartment Rent	6312	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Management Fee	6320	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Manager or Superintendent Salaries	6330	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Administrative Rent Free Unit	6331	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Legal Expense - Project	6340	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Audit Expense	6350	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Bookkeeping Fees/Accounting Services	6351	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Bad Debts	6370	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Miscellaneous Administrative Expenses	6390	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Administrative Expenses	6263	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Utilities			
Fuel Oil/ Coal	6420	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Electricity	6450	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Water	6451	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Gas	6452	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Sewer	6453	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Utilities Expense	6400	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>

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Operating & Maintenance Expenses			
Payroll	6510	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Supplies	6515	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Contracts	6520	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Operating & Maintenance Rent Free Unit	6521	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Garbage & Trash Removal	6525	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Security Payroll/ Contracts	6530	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Security Rent Free Unit	6531	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Heating/Cooling Repairs & Maintenance	6546	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Snow Removal	6548	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Vehicle & Maintenance Equip. Operation & Repairs	6570	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Miscellaneous Operating & Maintenance Expenses	6590	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Operating & Maintenance Expenses	6500	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Taxes & Insurance			
Real Estate Taxes	6710	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Payroll Taxes (Project's share)	6711	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Property & Liability Insurance (Hazard)	6720	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Fidelity Bond Insurance	6721	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Workmen's Compensation	6722	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Health Insurance & Other Benefits	6723	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Miscellaneous Taxes, Licenses, Permits & Insurance	6790	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Taxes & Insurance	6700	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Financial Expenses			

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Interest on Mortgage (or Bonds) Payable	6820	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Interest on Notes Payable (Long Term)	6830	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Interest on Notes Payable (Short Term)	6840	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Mortgage Insurance Premium/ Service Charge	6850	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Miscellaneous Financial Expenses	6890	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Financial Expenses	6800	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Nursing Homes/Assisted Living/Board & Care/Other Elderly Care Expense			
Food	6932	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Recreation and Rehabilitation	6980	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Rehabilitation Salaries	6983	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Other Service Expenses	6990	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Nursing Homes/Assisted Living/Board & Care/Other Elderly Care Expense	6900	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Cost of Operations before Depreciation	6000	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Profit (Loss) before Depreciation	5060	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Depreciation & Amortization			
Depreciation Expense	6600	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Amortization Expense	6610	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Total Depreciation & Amortization Expenses	6611	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Operating Profit or (Loss)	5061	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Entity			
Entity Revenue	7105	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Officer's Salaries	7110	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>
Legal Expenses	7120	<input type="text" value="\$0"/>	<input type="text" value="\$0"/>

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Federal, State, and Other Income Taxes	7130	\$0	\$0
Interest on Notes Payable	7141	\$0	\$0
Interest on Mortgage Payable	7142	\$0	\$0
Other Expenses	7190	\$0	\$0
Net Entity Expenses	7100	\$0	\$0
Net Profit (Loss)	3250	\$0	\$0

Part II - Principal & Reserve

Description of Account	Account No.	Amount	
1 - Total principal payments required under the mortgage in the audit year (12 monthly payments). This applies to all direct loans and CalHFA-held and fully insured mortgages. Any CalHFA approved second mortgages should be included in the figures.	1	\$0	
2 - Replacement Reserve Deposit required by the Regulatory Agreement or Amendments thereto, even if payments may be temporarily suspended or waived	2	\$0	
3 - Replacement or Painting Reserve releases which are included as expense items on the Income Statement	3	\$0	
4 - Project Improvement Reserve Releases under the Flexible Subsidy Program that are included as expense items on this Income Statement	4	\$0	

Part III - Income & Expenses Sub-Totals

Description of Account	Account No.	Budget	Audit
Administrative Rent Free Unit	6331	\$0	\$0
Operating & Maintenance Rent Free Unit	6521	\$0	\$0
Security Rent Free Unit	6531	\$0	\$0
Rent Free Unit		\$0	\$0
Payroll Taxes (Project's share)	6711	\$0	\$0
Workmen's Compensation	6722	\$0	\$0

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Fidelity Bond Insurance	6721	\$0	\$0
Health Insurance & Other Benefits	6723	\$0	\$0
Health Insurance, Other Benefits & Fidelity Bond		\$0	\$0
Office Salaries	6310	\$0	\$0
Manager or Superintendent Salaries	6330	\$0	\$0
Payroll	6510	\$0	\$0
Security Payroll/ Contracts	6530	\$0	\$0

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Statement of Cash Flow

The Statement of Cash Flow screen contains information on the cash flow activity of a property.

Select the Fiscal Year. The fiscal begin date of the Audit.

Calculate: Computes the subtotals and totals.

Preview: Creates a PDF report for you to view or print.

Save: Save all data to the property.

Statement Of Cash Flows

Calculate

Preview

Save

Fiscal Year

2008

Last Modified:

Modified By:

Part I - Statement of Cash Flows

Description	Account	2008	2007
Cash Flow from Operating Activities			
Rental Receipts	S1200-010	\$0	\$0
Interest Receipts	S1200-020	\$0	\$0
Gifts	S1200-025	\$0	\$0
Other Operating Receipts	S1200-030	\$0	\$0
Entity/Construction Receipts	S1200-035	\$0	\$0
Administrative	S1200-050	\$0	\$0
Management Fee	S1200-070	\$0	\$0
Utilities	S1200-090	\$0	\$0
Salaries and Wages	S1200-100	\$0	\$0
Operating and Maintenance	S1200-110	\$0	\$0
Real Estate Taxes	S1200-120	\$0	\$0
Property Insurance	S1200-140	\$0	\$0
Miscellaneous Taxes and Insurance	S1200-150	\$0	\$0
Tenant Security Deposits	S1200-160	\$0	\$0
Other Operating Expenses	S1200-170	\$0	\$0
Interest on First Mortgage	S1200-180	\$0	\$0

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Interest Payments - Second Mortgage	S1200-181	\$0	\$0
Interest Payments - Third Mortgage	S1200-182	\$0	\$0
Interest on Notes Payable	S1200-190	\$0	\$0
Interest on Capital Recovery Payment	S1200-195	\$0	\$0
Mortgage Insurance Premium	S1200-210	\$0	\$0
Miscellaneous Financial	S1200-220	\$0	\$0
Entity - Incentive Performance Fee	S1200-223	\$0	\$0
Entity/Construction Disbursements	S1200-225	\$0	\$0
Total Cash Flow from Operating Activities:		\$0	\$0
Cash Flow from Investing Activities			
Net Deposits to the Mortgage Escrow Account	S1200-245	\$0	\$0
Net Deposits to the Reserve for Replacement Account	S1200-250	\$0	\$0
Net Deposits to Other Reserves	S1200-255	\$0	\$0
Net Deposits to Residual Receipts Account	S1200-260	\$0	\$0
Net Deposits to the General Operating Reserve (Coops)	S1200-280	\$0	\$0
Net Apartment Rehabilitation Deposits (Coops)	S1200-290	\$0	\$0
Net Deposits to the Management Improvement and Operating Plan Account	S1200-300	\$0	\$0
Net Deposits to the Long Term Investment Account	S1200-310	\$0	\$0
Net Purchases of Fixed Assets	S1200-330	\$0	\$0
Other Investing Activities	S1200-340	\$0	\$0
Entity/Construction Investing Activities	S1200-345	\$0	\$0
Total Cash Flow from Investing Activities:		\$0	\$0
Cash Flow from Financing Activities			
Principal Payments - First Mortgage (or Bonds)	S1200-360	\$0	\$0
Principal Payments - Second Mortgage	S1200-361	\$0	\$0
Principal Payments - Third Mortgage	S1200-362	\$0	\$0
Proceeds from Mortgages, Loans, or Notes Payable	S1200-365	\$0	\$0
Principal Payments on Loans or Notes Payable	S1200-370	\$0	\$0
Proceeds from Flexible Subsidy Loans	S1200-385	\$0	\$0

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Flexible Subsidy Loan Principal Payments	S1200-390	\$0	\$0
Proceeds from Capital Improvement Loans	S1200-395	\$0	\$0
Principal Payments on Capital Improvement Loan Payable	S1200-400	\$0	\$0
Proceeds from Operating Loss Loans	S1200-405	\$0	\$0
Principal Payments on Operating Loss Loan Payable	S1200-410	\$0	\$0
Proceeds from Capital Recovery Payment	S1200-413	\$0	\$0
Principal Payments on Capital Recovery Payment	S1200-417	\$0	\$0
Distributions	S1200-420	\$0	\$0
Contributions	S1200-430	\$0	\$0
Other Financing Activities	S1200-450	\$0	\$0
Entity/Construction Financing Activities	S1200-455	\$0	\$0
Total Cash Flow from Financing Activities:		\$0	\$0
Net Increase (Decrease) in Cash & Cash Equivalents:		\$0	\$0
Cash and Cash Equivalents			
Cash and Cash Equivalents - Beginning of Period	S1200-480	\$0	\$0
Cash and Cash Equivalents - End of Period		\$0	\$0
Cash as Reported on Balance Sheet		\$0	\$0
Cash Flows from Operating Activities			
Net Income (Loss)		\$0	\$0
Reconciliation of Net Income (Loss) to Net Cash Provided by Operating Activities			
Depreciation Expense	6600	\$0	\$0
Amortization Expense	6610	\$0	\$0
Decrease (Increase) in Tenant/Member Accounts Receivable	S1200-490	\$0	\$0
Decrease (Increase) in Accounts Receivable - Other	S1200-500	\$0	\$0
Increase in Gifts Receivable	S1200-505	\$0	\$0
Decrease (Increase) in Accrued Receivables	S1200-510	\$0	\$0
Decrease (Increase) in Prepaid Expenses	S1200-520	\$0	\$0
Decrease (Increase) in Cash Restricted for Tenant Security Deposits	S1200-530	\$0	\$0
Decrease (Increase) in Equity/Construction Asset Accounts	S1200-535	\$0	\$0

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Increase (Decrease) in Accounts Payable	S1200-540	\$0	\$0
Increase (Decrease) in Accounts Payable - HUD Excess Rents	S1200-550	\$0	\$0
Increase (Decrease) in Accrued Liabilities	S1200-560	\$0	\$0
Increase (Decrease) in Accrued Interest Payable	S1200-570	\$0	\$0
Increase (Decrease) in Tenant Security Deposits Held in Trust	S1200-580	\$0	\$0
Increase (Decrease) in Prepaid Revenue	S1200-590	\$0	\$0
Other Adjustments to Reconcile Net Income (Loss) to Net Cash Provided by Operating Activities	S1200-600	\$0	\$0
Increase (Decrease) in Equity/Construction Liability Accounts	S1200-605	\$0	\$0
Net Cash Provided (Used) by Operating Activities:			